



**SCOTTSDALE DEVELOPMENT REVIEW BOARD  
KIVA-CITY HALL  
3939 DRINKWATER BOULEVARD  
SCOTTSDALE, ARIZONA  
Thursday, March 5, 2020**

**\*DRAFT SUMMARIZED MEETING MINUTES\***

**PRESENT:**

Kathy Littlefield, Vice Mayor  
William Scarbrough, Vice Chair  
Renee Higgs, Planning Commissioner  
Joe Young, Design Member  
Shakir Gushgari, Design Member  
Doug Craig, Design Member  
Michal Ann Joyner, Development Member

**ABSENT:**

None

**STAFF:**

Bryan Cluff  
Joe Padilla  
Melissa Berry  
Karen Hemby  
Brad Carr  
Meredith Tessier  
Andrew Chi

**CALL TO ORDER**

Vice Mayor Littlefield called the meeting of the Development Review Board to order at 1:00 PM.

**ROLL CALL**

A formal roll call was conducted confirming members present as stated above.

\* Note: These are summary action minutes only. A complete copy of the meeting audio/video is available on the Development Review Board website at:  
[http://scottsdale.granicus.com/ViewPublisher.php?view\\_id=36](http://scottsdale.granicus.com/ViewPublisher.php?view_id=36)

### **ADMINISTRATIVE REPORT**

1. Identify supplemental information, if any, related to March 5, 2020 Development Review Board agenda items, and other correspondence.

### **MINUTES**

2. Approval of the February 20, 2020 Development Review Board Meeting Minutes.

**BOARD MEMBER GUSHGARI MOVED TO APPROVE THE FEBRUARY 20, 2020 DEVELOPMENT REVIEW BOARD MEETING MINUTES, 2ND BY BOARD MEMBER YOUNG. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY VICE MAYOR LITTLEFIELD, VICE CHAIR SCARBROUGH, COMMISSONER HIGGS, BOARD MEMBERS YOUNG, GUSHGARI, JOYNER, AND CRAIG WITH AN AYE VOTE OF SEVEN (7) TO ZERO (0).**

### **CONSENT AGENDA**

3. [61-DR-2015#2 \(One Scottsdale Planning Unit III Master Site Plan and Phase I\)](#)  
Request by owner for approval of a site plan, building elevations and a landscape plan for a new 123 room Home 2 Suites by Hilton hotel, along with a revised to previous approved conceptual master site plan (61-DR-2015), conceptual master landscape plan, and phasing plan for a new multi-phase development consisting of approximately 420,000 square feet of office located in two (2) multi-story buildings, 38, 300 square feet of retail located in four (4) single-story future building pad sites, along with two (2) multiple level parking structures, on a 21.6-acre site with Planned Regional Center and Planned Community District (PRC PCD).  
20001 N Scottsdale Rd  
Davis Architects, Architect/Designer

**VICE CHAIR SCARBROUGH MOVED TO APPROVE 61-DR-2015#2 WITH REVISED BUILDING ELEVATIONS AND PERSPECTIVES, 2ND BY BOARD MEMBER CRAIG. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY VICE MAYOR LITTLEFIELD, VICE CHAIR SCARBROUGH, COMMISSONER HIGGS, BOARD MEMBERS YOUNG, GUSHGARI, JOYNER, AND CRAIG WITH AN AYE VOTE OF SEVEN (7) TO ZERO (0).**

4. [7-PP-2007#3 \(One Scottsdale Planning Unit III\)](#)

Request by owner for approval of a Preliminary Plat for a 7-lot commercial subdivision on a +/- 22 -acre site with Planned Regional Center, Planned Community District (PRC PCD) zoning.

20001 N Scottsdale Rd

Davis Architects, Architect/Designer

**VICE CHAIR SCARBROUGH MOVED TO APPROVE 7-PP-2007#3, 2ND BY BOARD MEMBER CRAIG. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY VICE MAYOR LITTLEFIELD, VICE CHAIR SCARBROUGH, COMMISSONER HIGGS, BOARD MEMBERS YOUNG, GUSHGARI, JOYNER, AND CRAIG WITH AN AYE VOTE OF SEVEN (7) TO ZERO (0).**

**REGULAR AGENDA**

5. [1-DR-2020 \(7034 E. Osborn Road Mural\)](#)

Request to display a 320 square foot mural, measuring approximately 40 feet long by 8 feet tall, displaying saguaro cacti and cactus wren birds against a pink-colored background, located on the east wall of an existing single-story 1,341 square foot commercial building.

7034 E Osborn Rd

Lauren Lee Fine Art, Architect/Designer

**BOARD MEMBER CRAIG MOVED TO APPROVE 1-DR-2020, 2ND BY VICE CHAIR SCARBROUGH. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY VICE MAYOR LITTLEFIELD, VICE CHAIR SCARBROUGH, COMMISSONER HIGGS, BOARD MEMBERS YOUNG, GUSHGARI, JOYNER, AND CRAIG WITH AN AYE VOTE OF SEVEN (7) TO ZERO (0).**

Alex McLaren spoke.

6. [48-DR-2019 \(Wood Partners - Raintree\)](#)

Request by owner for approval of a site plan, landscape plan, and building elevations for a new multi-family residential development comprised of a single, 4-story-tall building with 330 units and a 6-story-tall central parking structure in approximately 554,000 square feet of building area, all on an approximately 5.56-acre site.

8684 E Raintree Dr

CCBG Architects Inc, Architect/Designer

**BOARD MEMBER YOUNG MOVED TO APPROVE 48-DR-2019, 2ND BY BOARD MEMBER JOYNER. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY VICE MAYOR LITTLEFIELD, VICE CHAIR SCARBROUGH, COMMISSONER HIGGS, BOARD MEMBERS YOUNG, GUSHGARI, JOYNER, AND CRAIG WITH AN AYE VOTE OF SEVEN (7) TO ZERO (0).**

7. [27-DR-2019 \(Scottsdale Entrada - Master Site Plan\)](#)

Request by applicant for approval of a master site plan and design concepts, on a +/-33.4-acre site.

6460 E McDowell Rd

Todd & Associates Inc, Architect/Designer

**VICE CHAIR SCARBROUGH MOVED TO APPROVE 27-DR-2019 WITH STIPULATION TO COME BACK TO DRB FOR APPROVAL OF SIGN PLAN, TREATMENT OF STUCCO FAÇADE, AND RELIEF OF MATERIAL CHANGES, AMENDMENT BY BOARD MEMBER YOUNG, 2ND BY BOARD MEMBER CRAIG. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY VICE MAYOR LITTLEFIELD, VICE CHAIR SCARBROUGH, COMMISSONER HIGGS, BOARD MEMBERS YOUNG, GUSHGARI, JOYNER, AND CRAIG WITH AN AYE VOTE OF SEVEN (7) TO ZERO (0).**

8. [47-DR-2019 \(Scottsdale Entrada\)](#)

Request by owner for approval of a site plan, landscape plan, and building elevations and the establishment of a Community Sign District for a new mixed-use development on a +/- 24-acre site with Planned Unit Development (PUD) and General Commercial (C-4) zoning.  
6520 E McDowell Rd  
Todd & Associates Inc, Architect/Designer

**VICE CHAIR SCARBROUGH MOVED TO APPROVE 27-DR-2019 WITH STIPULATION TO COME BACK TO DRB FOR APPROVAL OF SIGN PLAN, TREATMENT OF STUCCO FAÇADE, AND RELIEF OF MATERIAL CHANGES, AMENDMENT BY BOARD MEMBER YOUNG, 2ND BY BOARD MEMBER CRAIG. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY VICE MAYOR LITTLEFIELD, VICE CHAIR SCARBROUGH, COMMISSONER HIGGS, BOARD MEMBERS YOUNG, GUSHGARI, JOYNER, AND CRAIG WITH AN AYE VOTE OF SEVEN (7) TO ZERO (0).**

**ADJOURNMENT**

With no further business to discuss, the regular meeting of the Development Review Board adjourned at 2:28 PM.